

SECTION 3.2: ROOFING

ROOFING

A roof form, materials, and details are primary character-defining features of a structure and are essential to protecting the building from damage to the interior and exterior. If properly maintained, roofs can be preserved for a long period of time. However, when roofs are beyond repair they must be rehabilitated, restored, or replaced.

PRESERVATION TIPS

Regular maintenance and cleaning

- Inspect the roof for missing tiles or shingles, around the flashing for open seams or any openings in the surface.
- Regularly clean gutters and downspouts to remove accumulated dirt and vegetation.
- Ensure proper function of gutters and downspouts for drainage so that water is kept away from exposed rafters and beams and is flowing away from the structure.
- Properly ventilate roof to prevent moisture retention and condensation as well as insect infestation.

Repair

- If a roof is in mostly good condition, consider repair over replacement.
- If replacing shingles or tiles, match the color, material, and pattern of the original as closely as possible.
- Retain and repair roof detailing and features.

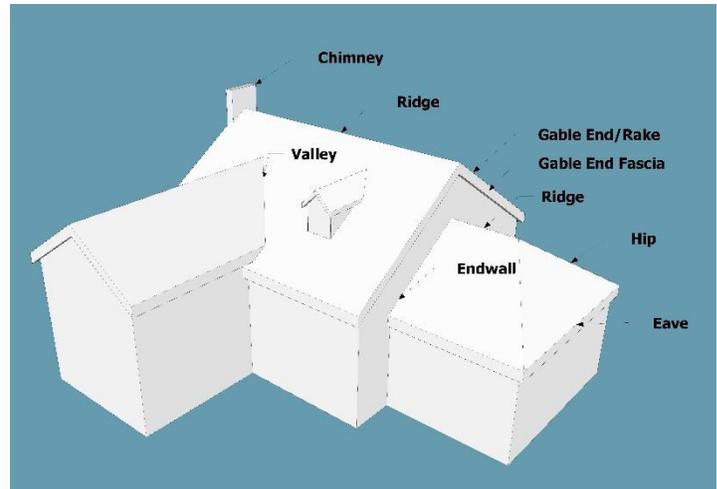


FIGURE 3.5 ELEMENTS OF A ROOF

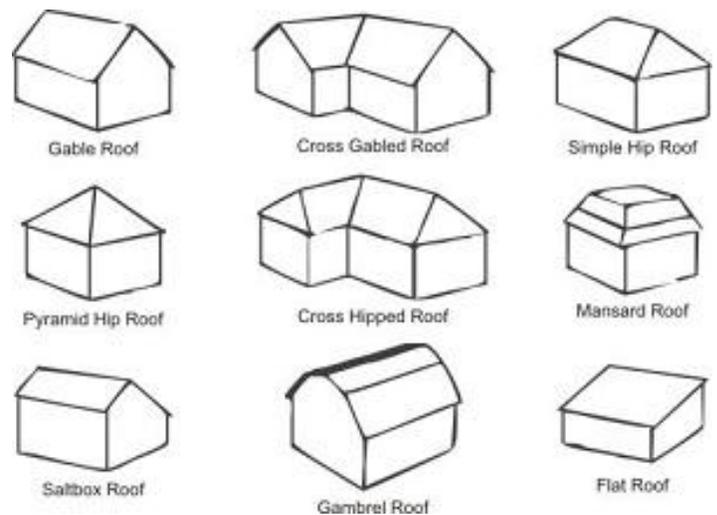


FIGURE 3.6 ROOF TYPES

ROOFTOP EQUIPMENT

Mechanical equipment, satellite dishes, solar panels, and any other equipment or materials to be installed on the roof require a Certificate of Appropriateness and shall not be visible from the right-of-way. In a commercial setting, mechanical equipment placed on the roof shall be screened from view and placed as far back from the right-of-way and line of sight as possible.

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ROOF ALTERATIONS (Rehabilitation, Restoration, and Reconstruction)

- The original roof form, design, pitch, line, and overhang must be maintained.
- **CHARACTER-DEFINING FEATURES** such as cornices, parapets, chimneys, dormers, exposed rafters and other decorative details, should be **RETAINED AND PRESERVED** and shall not be removed without approval from the HEPB.
- Sloped roofing materials must be replaced with the original material in terms of scale, color, texture, profile, and style, when possible and historic photos are available.
- If historic photos are not available, sloped roofing must be replaced with a material in-kind or with a material appropriate to period in which the building is constructed and is appropriate for the architectural style.
- **COLOR** for shingles should be neutral, unless otherwise indicated in historic photos.
- Changing the historic character of the building by **ADDING ROOF ELEMENTS** that are not historically accurate such as dormer windows visible from the public right-of-way is not allowed.
- No skylights are allowed **IF VISIBLE** from the public right-of-way.
- Solar devices are allowed, however their visibility from the right-of-way must be kept at a minimum.

ACCEPTED MATERIAL SUBSTITUTIONS

- A high profile “S” tile may substitute for barrel tile
- Dimensional asphalt shingles may substitute for wood shingles
- Tile shingles may substitute for concrete shingles if of the same shape and color
- 3-tab shingles may substitute for asphalt shingles or “rolled slate”
- Changes in color or style need HEPB approval



FIGURE 3.7
PROPERTY TAX CARD
432 NE 65 STREET
PALM GROVE

Resources

Roofing for Historic Buildings, Preservation Brief #4, by Sarah M. Sweetser

The Repair and Replacement of Historic Wooden Shingle Roofs, Preservation Brief #19, by Sharon C. Park, AIA.

The Repair, Replacement, and Maintenance of Historic Slate Roofs, Preservation Brief #29, by Jeffrey Levine.

The Preservation and Repair of Historic Clay Tile Roofs, Preservation Brief #30, by Anne E. Grimmer and Paul K. Williams.

Alternative Roofing Materials: A Guide for Historic Structures, U.S. Department of Agriculture

See Section 6: Sustainability for additional information regarding solar panels

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ROOFING MATERIALS *(and associated architectural styles)*



Mission or Barrel Tile (C-Shaped)
Mediterranean, Spanish Revival,
Miami Modern



Spanish Tile (S-shaped)
Mediterranean, Spanish Revival, Miami Modern



Concrete or Clay Tile
Minimal Traditional, Ranch, Split Level,
Contemporary, Miami Modern



Slate
Wood Frame Vernacular, Shotgun,



Wood Shingle
Wood Frame Vernacular, Shotgun



Asphalt Shingle
Colonial Revival, American Foursquare,
Neoclassical, Bungalow, Minimal Traditional,
Ranch, Split Level, Contemporary, Miami Modern



Standing Seam Metal Roofs

Metal roofs are not commonly found in Miami. If a metal roof replacement is found to be appropriate based on historic photos and the architectural style of the applicant's building, and the roof design and color must be consistent with those used during the period the building was constructed. Installation of a metal roof may require HEPB approval.

Built-Up Roofing (BUR) or other modern roofing system

Commercial Buildings, Neoclassical, Mission, Art Deco,
Streamline Style, International, Contemporary, Miami Modern

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A CERTIFICATE OF APPROPRIATENESS IS REQUIRED WHEN...

- Replacing roofing materials
- Altering or removing roof elements such as dormers, dormer windows, or chimneys
- Installing solar panels or skylights
- Installing mechanical equipment or screening
- Installing a new or replacement parapets or cornices

ADMINISTRATIVE APPROVAL IS POSSIBLE WHEN:

- Replacing the roof with historic roofing materials or accepted alternative materials
- Replacing flat roofs
- Replacing roofs not visible from the right-of-way

HEP BOARD APPROVAL IS REQUIRED WHEN:

- Replacing the roof with non-historic and non-accepted roof materials
- Alterations to roof pitch, openings, or other significant features

APPLICATION CHECKLIST

Below is a checklist to use when applying for a Certificate of Appropriateness for roof applications:

IS THE ROOF ORIGINAL TO THE PROPERTY?

- YES
 NO*

**If no, contact staff prior to selecting a replacement roof to find out the historic material that was used or is appropriate for your building.*

TYPE OF WORK:

- REPAIR ONLY
 IN-KIND REPLACEMENT
 REPLACEMENT WITH NEW MATERIAL TO MATCH ORIGINAL

EXISTING ROOF CONDITION:

- EXCELENT
 GOOD
 FAIR
 POOR

ATTACHMENTS REQUIRED:

- SURVEY OF THE PROPERTY
 ONE SET OF PLANS (11X17) DRAWN TO SCALE OF ROOF PLAN AND SLOPE
 MATERIAL SEPECIFICATION
 PHOTOS OF EXISTING ROOF
 PHOTOS OF THE MAIN FAÇADE, FRONT AND SIDES
 PRODUCT INFORMATION SHEET FROM THE MANUFACTURER, SHOP DRAWING OR PHOTOGRAP OF THE PROPOSED ROOF MATERIAL (COLOR)
 HISTORIC PICTURE IF AVAILABLE